

IN RE: PETITION FOR VARIANCE \* BEFORE THE  
SE/S Lakeside Blvd., 350' E of \* DEPUTY ZONING COMMISSIONER  
Owings Mills Blvd., N/S of Lyons \* OF BALTIMORE COUNTY  
Mill Rd., approx. 1100' W of \*  
Painters Mill Road \* Case No. 96-448-A  
(Village of Painters Mill, Sec. 3)  
Lyons Mill Associates Ltd. Part.,  
Continental Realty Investors Corp., G.P. - Petitioners  
\* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as Village of Painters Mill, Section 3 thereof, located on the southeast side of Lakeside Boulevard between Owings Mills Boulevard and Painters Mill Road in Owings Mills. The Petition was filed by the owners of the property, the Lyons Mill Associates Limited Partnership, by John A. Luetkemeyer, Jr., President, Continental Realty Investors Corporation, a General Partner, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: 1) from Section 1801.2.C.3 of the B.C.Z.R. and Section V.B.9 of the C.M.D.P., pursuant to Section 504 of the B.C.Z.R., to permit a distance from side building face to existing public street right-of-way of as little as 23 feet in lieu of the required 25 feet for Lot 77, if necessary; 2) from Section V.B.6.b of the C.M.D.P., pursuant to Section 504 of the B.C.Z.R., to permit a window to lot line setback of as little as 10 feet in lieu of the required 15 feet for Lots 6, 7, 13, 14, 27, 33, 34, 40, 45, 46, 53, 58, 59, 65, 66, 71, 72, 77, 78, 83, 84, 89, 90, 94, 95, 101, 106, 107, 112, 113, 120, 126, 127, 134, 135, 141, 142 and 149; 3) from Section 1801.2.C.2.b of the B.C.Z.R. and Section V.B.6.c of the C.M.D.P., pursuant to Section 504 of the B.C.Z.R., to permit

a window to window setback of as little as 25 feet in lieu of the required 40 feet for Lots 6, 7, 13, 14, 27, 28, 33, 34, 39, 40, 45, 46, 52, 53, 58, 59, 65, 66, 71, 72, 83, 84, 89, 90, 94, 95, 100, 101, 106, 107, 112, 113, 126, 127, 141, and 142, if necessary; 4) from Section V.B.6.d of the C.M.D.P., pursuant to Section 504 of the B.C.Z.R., to permit a front bay window to street right-of-way setback of as little as 11 feet in lieu of the required 13 feet for Lots 13, 20, 33, 47, 60, 65, 94, 114, 119, 121, 126, 127, 136, 141 and 142, if necessary; 5) from Section V.B.6.a of the C.M.D.P., pursuant to Section 504 of the B.C.Z.R., to permit a side window to street right-of-way setback of as little as 19 feet in lieu of the required 25 feet for Lots 19, 20, 77, 78, 119 and 135, if necessary; and, 6) from Section 1801.2.C.1 of the B.C.Z.R., and Section V.B.3 of the C.M.D.P., pursuant to Section 504 of the B.C.Z.R., to permit a building to building setback of as little as 25 feet in lieu of the required 30 feet for building heights between 25 feet and 30 feet for Lots 13, 14, 33, 34, 39, 40, 45, 46, 52, 53, 58, 59, 65, 66, 71, 72, 83, 84, 89, 90, 94, 95, 112, 113, 126, 127, 141 and 142. The subject property and relief requested are more particularly described on the Revised Zoning Variance Request form marked as Petitioner's Exhibit 1, and the two-page site plan submitted and marked into evidence as Petitioner's Exhibits 2A and 2B.

Appearing at the hearing on behalf of the Petition were Steven Koren, a representative of Lyons Mills Associates Limited Partnership, property owners, Mark E. Pews and Tom Repsher, representatives of Daft-McCune-Walker, Inc., the engineering/architectural firm which prepared the site plan for this property, and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants at the hearing.

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Testimony and evidence offered revealed that the subject property, known as Section 3 of the Village of Painters Mill, consists of 19.86 acres, more or less, zoned D.R. 16 and is proposed for development with 149 townhouse units. The subject development received CRG approval in April 1986, and therefore, is bound by the old C.M.D.P. standards as to the design and spacing of the proposed dwellings. Testimony revealed, however, that the Petitioners wish to construct these homes in accordance with present C.M.D.P. standards which would permit the new design and layout of these homes as set forth on Petitioner's Exhibits 2A and 2B. Therefore, the relief requested is necessary in order to proceed. The Petitioners believe that developing the property as proposed will offer a more attractive product to potential homeowners, providing more open space and a better overall layout. The Office of Planning is in agreement with the Petitioners' position, as evidenced by the support expressed in their Zoning Plans Advisory Committee (ZAC) comments dated June 6, 1996.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27<sup>th</sup> day of June, 1996 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: 1) from Section 1801.2.C.3 of the B.C.Z.R. and Section V.B.9 of the C.M.D.P., pursuant to Section 504 of the B.C.Z.R., to permit a distance from side building face to existing public street right-of-way of as little as 23 feet in lieu of the required 25 feet for Lot 77, if necessary; 2) from Section V.B.6.b of the C.M.D.P., pursuant to Section 504 of

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the B.C.Z.R., to permit a window to lot line setback of as little as 10 feet in lieu of the required 15 feet for Lots 6, 7, 13, 14, 27, 33, 34, 40, 45, 46, 53, 58, 59, 65, 66, 71, 72, 77, 78, 83, 84, 89, 90, 94, 95, 101, 106, 107, 112, 113, 120, 126, 127, 134, 135, 141, 142 and 149; 3) from Section 1801.2.C.2.b of the B.C.Z.R. and Section V.B.6.c of the C.M.D.P., pursuant to Section 504 of the B.C.Z.R., to permit a window to window setback of as little as 25 feet in lieu of the required 40 feet for Lots 6, 7, 13, 14, 27, 28, 33, 34, 39, 40, 45, 46, 52, 53, 58, 59, 65, 66, 71, 72, 83, 84, 89, 90, 94, 95, 100, 101, 106, 107, 112, 113, 126, 127, 141, and 142, if necessary; 4) from Section V.B.6.d of the C.M.D.P., pursuant to Section 504 of the B.C.Z.R., to permit a front bay window to street right-of-way setback of as little as 11 feet in lieu of the required 13 feet for Lots 13, 20, 33, 47, 60, 65, 94, 114, 119, 121, 126, 127, 136, 141 and 142, if necessary; 5) from Section V.B.6.a of the C.M.D.P., pursuant to Section 504 of the B.C.Z.R., to permit a side window to street right-of-way setback of as little as 19 feet in lieu of the required 25 feet for Lots 19, 20, 77, 78, 119 and 135, if necessary; and, 6) from Section 1801.2.C.1 of the B.C.Z.R., and Section V.B.3 of the C.M.D.P., pursuant to Section 504 of the B.C.Z.R., to permit a building to building setback of as little as 25 feet in lieu of the required 30 feet for building heights between 25 feet and 30 feet for Lots 13, 14, 33, 34, 39, 40, 45, 46, 52, 53, 58, 59, 65, 66, 71, 72, 83, 84, 89, 90, 94, 95, 112, 113, 126, 127, 141 and 142, in accordance with Petitioner's Exhibits 2A and 2B, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order

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has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 27, 1996

(410) 887-4386

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITION FOR VARIANCE  
SE/S Lakeside Blvd., 350' E of Owings Mills Blvd.  
N/S of Lyons Mill Rd., approx. 1100' W of Painters Mill Road  
(Village of Painters Mill, Sec. 3)  
Lyons Mill Associates Ltd. Part., Continental Realty Investors Corp.,  
G.P. - Petitioners  
Case No. 96-448-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

cc: Mr. John A. Luetkemeyer, Jr., President, Continental Realty Inv. Corp.  
17 W. Pennsylvania Avenue, Towson, Md. 21204

Messrs. Tom Repsher and Mark Pews, Daft-McCune-Walker, Inc.  
200 E. Pennsylvania Avenue, Towson, Md. 21286

People's Counsel

file

**Petition for Variance**  
to the Zoning Commissioner of Baltimore County  
for the property located at Southeast side of Lakeside Boulevard, north of Lyons Mill Road, west of Samuel Owings Drive which is presently zoned DR16

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Variance from Section(s)

See Attached.

To be determined at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contractor's Affidavit:

ORDER RECEIVED FOR FILING  
Date 6/27/96  
By [Signature]  
City Towson State MD Zip 21204  
Address 210 Allegheny Ave. Phone No. (410) 494-6200  
Name Robert A. Hoffman  
Venable, Baetjer and Howard, LLP  
City Towson State Md Zip 21204  
Name, Address and phone number of legal owner, contract purchaser or representative to be contacted  
Robert A. Hoffman  
Venable, Baetjer and Howard, LLP  
210 Allegheny Ave., Towson, MD 21204 (410) 494-6200  
Address Phone No.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Lyons Mill Associates Limited Partnership  
By: Continental Realty Investors Corp., General Partner

By: [Signature]  
Signature

John A. Luetkemeyer, Jr., President  
(Type or Print Name)

Signature

c/o Continental Realty Corporation  
17 W. Pennsylvania Avenue 296-4900  
Address Phone No.

Towson Maryland 21204  
City State Zip

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted  
Robert A. Hoffman  
Venable, Baetjer and Howard, LLP  
Name

210 Allegheny Ave., Towson, MD 21204 (410) 494-6200  
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING  
Unavailable for Hearing the following dates  
Next Two Months  
ALL OTHER  
REVIEWED BY: DATE

DROP OFF  
NO REVIEW  
5/10/96 a/cr



# ZONING VARIANCE REQUEST

## Building to Existing Street Right-of-Way

- A. Variance from Section 1B01.2.C.3, BCZR Section V.B.9, CMDP, pursuant to Section 504 BCZR, to allow as little as 23' from side building face to existing public street right-of-way in lieu of required 25' for Lot 75, if necessary.

## Window to Side Lot Line

- B. Variance from Section V.D.6.b, CMDP, pursuant to Section 504 BCZR, to allow as little as 10' from window to lot line in lieu of the required 15' for Lots 6, 7, 12, 13, 26, 31, 32, 38, 43, 44, 51, 56, 57, 63, 64, 69, 70, 75, 76, 81, 82, 87, 88, 92, 93, 99, 104, 105, 110, 111, 118, 124, 125, 129, 130, 134, 135, 141, 142 and 149.

## Window to Window

- C. Variance from Section 1B01.2.C.2.b, BCZR and CMDP, Section V.B.6.c, pursuant to Section 504 BCZR, to allow as little as 25' from window to window in lieu of the required 40' for Lots 6, 7, 12, 13, 26, 27, 31, 32, 37, 38, 43, 44, 50, 51, 56, 57, 63, 64, 69, 70, 81, 82, 87, 88, 92, 93, 99, 104, 105, 110, 111, 118, 124, 125, 129, 130, 134, 135, 141, 142, if necessary.

## Front Window to Center Line of Street Travel Way

- D. Variance from Section V.B.6.d, (1988) CMDP, pursuant to Section 504 BCZR, to allow as little as 11' from front bay window to street right-of-way in lieu of required 13' setback for Lots 19, 31, 45, 50, 58, 63, 92, 112, 117, 119, 124, 129, 134, 136, 141 and 142, if necessary.

## Window to Street Right-Of-Way

- E. Variance from Section V.B.6.a, CMDP, pursuant to Section 504 BCZR, to allow as little as 19' from side window to street right-of-way in lieu of required 25' setback for Lots 18, 19, 75 and 76, if necessary.

## Building to Building

- F. Variance from Section 1B01.2.C.1 BCZR and CMDP, Section V.B.3, pursuant to Section 504 BCZR, to allow as little as 25' between building to building in lieu of required 30' for heights between 25' and 30' for Lots 12, 13, 31, 32, 37, 38, 43, 44, 50, 51, 56, 57, 63, 64, 69, 70, 81, 82, 87, 88, 92, 93, 110, 111, 129, 130, 141 and 142.

TO:DOCS\BAWA01\0023594.01

# Description

## To Accompany Petition for Zoning Variance

18.847 Acre Parcel

Village of Painters Mill, Section 3

Northwest Side of Samuel Owings Drive

Second Election District, Baltimore County, Maryland

DMW

Draft-MPC/Stone-Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21206

410-296-3333

Fax 296-4701

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same on the northwest side of Samuel Owings Drive, 60 feet wide, at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Samuel Owings Drive with the centerline of Lyons Mill Road (1) Northeasterly along said centerline of Samuel Owings Drive 361 feet, more or less, and thence (2) Northwesterly 30 feet, more or less, to the point of beginning, thence leaving said point of beginning and running the sixteen following courses and distances, viz: (1) South 87 degrees 02 minutes 00 seconds West 288.33 feet, thence (2) South 31 degrees 57 minutes 58 seconds West 84.31 feet, thence (3) South 87 degrees 13 minutes 28 seconds West 299.86 feet, thence (4) North 02 degrees 40 minutes 52 seconds West 244.23 feet, thence (5) North 87 degrees 02 minutes 00 seconds East 257.14 feet, thence (6) Northeasterly by a line curving to the left with a radius of 98.00 feet for a distance of 40.29 feet (the arc of said curve being subtended by a chord bearing North 75 degrees 15 minutes 18 seconds East 40.01 feet and having a beginning tangent bearing of North 87 degrees 02 minutes 00 seconds East and a departing tangent bearing of North 63 degrees 28 minutes 37 seconds East), thence (7) Northeasterly by a line curving to the right with a radius of 142.00 feet for a distance of 54.80 feet (the arc of said curve being

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subtended by a chord bearing North 74 degrees 31 minutes 59 seconds East 54.46 feet and having a beginning tangent bearing of North 63 degrees 28 minutes 37 seconds East and a departing tangent bearing of North 85 degrees 35 minutes 20 seconds East), thence (8) North 42 degrees 02 minutes 00 seconds East 14.21 feet thence (9) North 02 degrees 58 minutes 00 seconds West 11.77 feet, thence (10) South 87 degrees 02 minutes 00 seconds West 88.00 feet, thence (11) North 02 degrees 58 minutes 00 seconds West 216.75 feet, thence (12) North 75 degrees 05 minutes 30 seconds West 85.06 feet, thence (13) South 62 degrees 40 minutes 00 seconds West 46.00 feet, thence (14) South 77 degrees 20 minutes 00 seconds West 31.00 feet, thence (15) South 84 degrees 24 minutes 28 seconds West 116.96 feet, and thence (16) North 02 degrees 40 minutes 52 seconds West 573.30 feet to the south side of Lakeside Boulevard, 80 feet wide, thence running with and binding on said south side of Lakeside Boulevard (17) Northeasterly by a line curving to the left with a radius of 710.00 feet for a distance of 224.86 feet (the arc of said curve being subtended by a chord bearing North 75 degrees 30 minutes 43 seconds East 223.93 feet and having a beginning tangent bearing of North 84 degrees 35 minutes 06 seconds East and a departing tangent bearing of North 66 degrees 26 minutes 19 seconds East), thence leaving said south side of Lakeside Boulevard and running the eleven following courses and distances, viz: (18) South 06 degrees 48 minutes 34 seconds East 24.82 feet, thence (19) South 16 degrees 10 minutes 00 seconds East 19.00 feet, thence (20) South 27 degrees 40 minutes 00 seconds East 65.00 feet, thence (21) South 13 degrees 40 minutes 00 seconds East 31.00 feet, thence (22) South 08 degrees 20 minutes 00 seconds East 104.00 feet, thence (23) South 04 degrees 10 minutes 00 seconds West 26.00 feet, thence (24) South 16 degrees 13 minutes 41 seconds West 57.37 feet, thence (25)

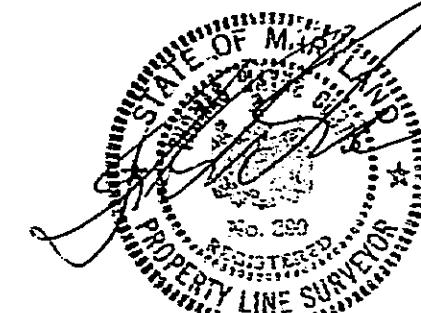
Page 2 of 3

North 52 degrees 41 minutes 51 seconds East 349.22 feet, thence (26) South 38 degrees 31 minutes 00 seconds East 37.51 feet, thence (27) North 52 degrees 41 minutes 51 seconds East 226.26 feet, thence (28) South 43 degrees 55 minutes 35 seconds East 670.70 feet to the said northwest side of Samuel Owings Drive, thence running with and binding on said northwest side of Samuel Owings Drive, the three following courses and distances, viz: (29) South 49 degrees 00 minutes 15 seconds West 440.86 feet, thence (30) Southwesterly by a line curving to the left with a radius of 730.00 feet for a distance of 299.46 feet (the arc of said curve being subtended by a chord bearing South 37 degrees 15 minutes 08 seconds West 297.37 feet and having a beginning tangent bearing of South 49 degrees 00 minutes 15 seconds West and a departing tangent bearing of South 25 degrees 30 minutes 00 seconds West, thence (31) Southwesterly by a line curving to the left with a radius of 732.00 feet for a distance of 25.00 feet (the arc of said curve being subtended by a chord bearing South 26 degrees 20 minutes 47 seconds West 25.00 feet and having a beginning tangent bearing of South 27 degrees 19 minutes 29 seconds West and a departing tangent bearing of South 25 degrees 22 minutes 05 seconds West) to the point of beginning; containing 18.847 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

April 29, 1996

Project No. 85020.W



Page 3 of 3

# CERTIFICATE OF PUBLICATION

TOWSON, MD., May 24, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 23, 1996

THE JEFFERSONIAN,

A. Hensel  
LEGAL AD. - TOWSON

# CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 2nd Date of Posting 5/2/96  
Posted for: Variances  
Petitioner: Lyons Mill Associates Limited Partnership  
Location of property: 8070 Lakeside Blvd.  
Location of Signs: Signs posted on property, one on each side of road  
Remarks: None  
Posted by: [Signature] Date of return: 5/1/96  
Number of Signs: 1

GGs. #449  
CARL SAID 2  
SIGNS — ONE ON  
LAKESIDE AND ONE  
ON LYONS MILL  
Sophia

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE 5/13/96 ACCOUNT 001-6150  
AMOUNT \$650.00 (WCR)  
RECEIVED FROM: Venable, Baetjer & Howard/Continental Realty  
#070 - MAXIMUM FEE (MULTI VAR)  
Village of Painters Mill  
FOR: 01400H0127M1C#RC \$650.00  
BA 0039144M05-14-96  
VALIDATION OR SIGNATURE OF CASHIER 96-448

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE 5/14/96 ACCOUNT 001-6150  
AMOUNT \$70.00 (WCR)  
RECEIVED FROM: Venable, Baetjer & Howard  
#080 - ISMG POSTING  
2 Signs 96-448-A  
FOR: 034918007M1C#RC \$70.00  
BA 001127M005-14-96  
VALIDATION OR SIGNATURE OF CASHIER

TO: POTENTIAL PUBLISHING COMPANY

May 23, 1996 Issue - Jeffersonian

Please forward billing to:

Barbara Ormond  
Venable, Baetjer & Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204  
494-6200

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in

Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-448-A (Item 449)  
Village of Painters Mill, Section 3  
S/S Lakeside Boulevard, 350' E of Owings Mills Boulevard; also W/S Lyons Mill Road, approximately 1100' W of Painters Mill Road  
2nd Election District - 3rd Councilmanic  
Legal Owner(s): Lyons Mill Associates Limited Partnership

Variance to allow as little as 23 feet from side building face to existing public street right-of-way in lieu of required 25 feet for Lot 75, if necessary; to allow as little as 10 feet from window to lot line in lieu of required 15 feet for Lots 6, 7, 12, 13, 26, 31, 38, 43, 44, 51, 56, 57, 63, 64, 69, 70, 75, 76, 81, 82, 87, 88, 92, 93, 99, 104, 105, 110, 111, 118, 124, 125, 129, 130, 134, 135, 141, 142, and 149; to allow as little as 25 feet from window to window in lieu of the required 40 feet for Lots 6, 7, 12, 13, 26, 27, 31, 32, 37, 38, 43, 44, 50, 51, 56, 57, 63, 64, 69, 70, 81, 82, 87, 88, 92, 93, 98, 99, 104, 105, 110, 111, 124, 125, 129, 130, 141, and 142, if necessary; to allow as little as 11 feet from front bay window to street right-of-way in lieu of required 13 foot setback for Lots 19, 31, 45, 50, 58, 63, 92, 112, 117, 119, 124, 129, 134, 136, 141, and 142, if necessary; to allow as little as 19 feet from side window to street right-of-way in lieu of required 25 foot setback for Lots 18, 19, 75 and 76, if necessary; and to allow as little as 25 feet between building to building in lieu of required 30 feet for heights between 25 feet and 30 feet for Lots 12, 13, 31, 32, 37, 38, 43, 44, 50, 51, 56, 57, 63, 64, 69, 70, 81, 82, 87, 88, 92, 93, 110, 111, 129, 130, 141 and 142.

HEARING: WEDNESDAY, JUNE 19, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

LAMARCK E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permit and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 17, 1996

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in

Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-448-A (Item 449)  
Village of Painters Mill, Section 3  
S/S Lakeside Boulevard, 350' E of Owings Mills Boulevard; also W/S Lyons Mill Road, approximately 1100' W of Painters Mill Road  
2nd Election District - 3rd Councilmanic  
Legal Owner(s): Lyons Mill Associates Limited Partnership

Variance to allow as little as 23 feet from side building face to existing public street right-of-way in lieu of required 25 feet for Lot 75, if necessary; to allow as little as 10 feet from window to lot line in lieu of required 15 feet for Lots 6, 7, 12, 13, 26, 31, 38, 43, 44, 51, 56, 57, 63, 64, 69, 70, 75, 76, 81, 82, 87, 88, 92, 93, 99, 104, 105, 110, 111, 118, 124, 125, 129, 130, 134, 135, 141, 142, and 149; to allow as little as 25 feet from window to window in lieu of the required 40 feet for Lots 6, 7, 12, 13, 26, 27, 31, 32, 37, 38, 43, 44, 50, 51, 56, 57, 63, 64, 69, 70, 81, 82, 87, 88, 92, 93, 98, 99, 104, 105, 110, 111, 124, 125, 129, 130, 141, and 142, if necessary; to allow as little as 11 feet from front bay window to street right-of-way in lieu of required 13 foot setback for Lots 19, 31, 45, 50, 58, 63, 92, 112, 117, 119, 124, 129, 134, 136, 141, and 142, if necessary; to allow as little as 19 feet from side window to street right-of-way in lieu of required 25 foot setback for Lots 18, 19, 75 and 76, if necessary; and to allow as little as 25 feet between building to building in lieu of required 30 feet for heights between 25 feet and 30 feet for Lots 12, 13, 31, 32, 37, 38, 43, 44, 50, 51, 56, 57, 63, 64, 69, 70, 81, 82, 87, 88, 92, 93, 110, 111, 129, 130, 141 and 142.

HEARING: WEDNESDAY, JUNE 19, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: Lyons Mill Associates Limited Partnership  
Robert A. Hoffman, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE REMOVED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 12, 1996

Robert A. Hoffman, Esquire  
210 Allegheny Avenue  
Towson, MD 21204

RE: Item No.: 449  
Case No.: 96-448-A  
Petitioner: John Luetkemeyer, Jr.

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 10, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Ruslyn Bubanks in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/cw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director,  
Department of Permits and  
Development Management

DATE: June 6, 1996

FROM: Arnold F. "Pat" Keller, III, Director,  
Office of Planning

SUBJECT: Village of Painters Mill

INFORMATION:

Item Number: 449  
Petitioner: Lyons Mill Associates Limited Partner  
Property Size: 18.847 acres  
Zoning: D.R.-16  
Requested Action: Variance  
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

This petitioner is requesting a variance to building to existing street right-of-way, window to side of lot line, window to window, front window to center line of street travel way, window to street right-of-way, and building to building.

The Office of Planning recommends APPROVAL of the petitioner's request for the variance for window to side lot line, window to window, front window to center line of street travel way, and window to right-of-way. The provision of windows or doors on the sides of the buildings will be an improvement over the blank walls that would otherwise be provided.

Division Chief: *Eric McDaniel*

PK/JL:Emc

VPM/PZONE/P2054

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director,  
Department of Permits and  
Development Management

DATE: May 28, 1996

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for May 28, 1996  
Item Nos. 437, 440, 442, 444, 445,  
446, 448 & 449

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

Baltimore County Government  
Fire Department

700 East Joppa Road  
Towson, MD 21286-5510

Office of the Fire Marshal  
(410)887-4880

DATE: 05/20/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: LYONS MILL ASSOCIATES LIMITED PARTNERSHIP  
Location: E/S WARDS CHAPEL RD., 0.5 MILES S OF LIBERTY RD. (4214 WARDS CHAPEL ROAD)

Item No.: 449 Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT F. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 449 (WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 23, 1996

Robert A. Hoffman, Esquire  
Venable, Baetjer, & Howard  
210 Allegheny Avenue  
Towson, MD 21204

RE: Preliminary Petition Review (Item #449)  
Village of Painters Mill, Section 3  
2nd Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements had been addressed. A subsequent review by the staff has revealed incomplete filing information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

*Catherine A. Milton*  
Catherine A. Milton  
Planner I  
Zoning Review

CAM:scj

Enclosure (receipt)

c: Zoning Commissioner

RE: PETITION FOR VARIANCE  
Village of Painters Mill - Section 3, SE/S  
Lakeside Blvd, 350' E of Owings Mills  
Blvd; also N/S Lyons Mill Road, approx.  
1100' W of Painters Mill Road, 2nd  
Election District, 3rd Councilmanic  
Lyons Mill Associates Limited Partnership  
Petitioners  
\* \* \* \* \*

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 96-448-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Joseph S. Demilito*  
JOSEPH S. DEMILITO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2185

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer, & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

VENABLE, BAETJER AND HOWARD, LLP  
ATTORNEYS AT LAW  
210 Allegheny Avenue  
Towson, Maryland 21204-5517  
(410) 494-4521 / (410) 494-4522

STYLLIS, INC.  
2100 North  
Washington Blvd.  
Baltimore, MD 21204

Robert A. Hoffman  
(410) 494-4522

October 15, 1996

Via Hand Delivery:

Timothy M. Kotroco  
Deputy Zoning Commissioner  
for Baltimore County  
Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

Re: Village of Painters Mill, Section 3

Dear Tim:

This firm represents Lyons Mills Associates Limited Partnership, legal owner of the above-referenced property. The Final Development Plan ("FDP") for the subject property known as Section 3 of the Village of Painters Mills indicates that "single family, townhouse, and/or apartment/condo residences with accessory parking are permitted uses at this site". The property owner proposes to develop 149 townhouse units on the site and the necessary variances were granted in Case No. 96-448-A by the Findings of Fact and Conclusions of Law dated June 27, 1996.

In the processing of the building permits, Mitch Kellman of the Zoning Office informed us that a special hearing may be necessary to amend the FDP to reflect the development of the townhouse units. We disagree that any amendment is necessary in light of the above referenced FDP language. Alternatively, Mr. Kellman agreed that the FDP may be amended if you found that the "amendment" is within the spirit and intent of the Variance case. Clearly, if we had known that a special hearing to amend the FDP was required, we would have requested it at the time of the Variance case by adding the simple language "and to amend the FDP" to the Variance Petitions. Accordingly, we believe that it is within the spirit and intent of the Findings of Fact and Conclusions of Law rendered in Variance Case No. 96-448-A to allow an amendment to the Final Development Plan without an additional hearing.



VENABLE  
ATTORNEYS AT LAW

Timothy Kotroco  
Deputy Zoning Commissioner  
October 15, 1996  
Page 2

It is therefore respectfully requested that you determine, by countersigning below, that an amendment to the FDP is in the spirit and intent of the Variance Order. I have enclosed a copy of the Variance plat, Order and Final Development Plan for your review.

Very truly yours,

*Robert A. Hoffman*  
Robert A. Hoffman

*Timothy M. Kotroco*  
Timothy M. Kotroco,  
Deputy Zoning Commissioner  
for Baltimore County

10/15/96  
Date

RAH:pmp

TO:\DOCS\BAW\0022138.01

VENABLE  
ATTORNEYS AT LAW

May 8, 1996

Hand Delivery

Mr. Carl Richards  
Department of Permits & Development Management  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Legal Owner: Lyons Mill Associates Limited Partnership  
Property Location: Southeast side of Lakeside Boulevard,  
north of Lyons Mill Road, west of Samuel Owings Drive  
Petition for Variance

Dear Mr. Richards:

I am hereby drop filing the enclosed Petitions for Variance with regard to the above captioned property. This request has been previously reviewed by Kate Milton and, pursuant to Zoning Enforcement, there are no outstanding zoning violations on site. Enclosed for submittal are the following documents:

1. Petition for Variance (3)
2. Zoning description (3)
3. Site Plans (12)
4. 200' Zoning Maps, page 2 of Site Plan (12)
5. Check in the amount of \$650.00 (maximum fee)

If you have any questions, please give me a call.

Sincerely,

*Barbara W. Ormord*  
Barbara W. Ormord  
Legal Assistant

bw

cc: Robert A. Hoffman, Esquire

TO:\DOCS\BAW\0022138.01

PLEASE CONFIRMATION  
TRANSMISSION

NOV 15 1996 THU 10:41

TELEPHONE: 410-887-8708

F-0000

NOV 15 1996 THU 10:41  
TELEPHONE: 410-887-8708  
F-0000

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME  
*Rob Hoffman*  
*Stacy Koen*  
*MARK E. PEUR*  
*TOM REPSHOLZ*

ADDRESS  
*210 Allegany Ave 21204*  
*8815 Central Ave D, Cal MD 21045*  
*200 EAST PENNSYLVANIA AVE. 21206*

# PETITIONER'S EXHIBIT

REVISED  
ZONING-VARIANCE REQUEST

## Building to Existing Street Right-of-Way

- A. Variance from Section 1B01.2.C.3, BCZR Section V.B.9, CMDP, pursuant to Section 504 BCZR, to allow as little as 23' from side building face to existing public street right-of-way in lieu of required 25' for Lot 77, if necessary.

## Window to Side Lot Line

- B. Variance from Section V.B.6.b, CMDP, pursuant to Section 504 BCZR, to allow as little as 10' from window to lot line in lieu of the required 15' for Lots 6, 7, 12, 14, 27, 33, 34, 40, 45, 46, 53, 58, 59, 65, 66, 71, 72, 77, 78, 83, 84, 89, 90, 94, 95, 101, 106, 107, 112, 113, 120, 126, 127, 134, 135, 141, 142, and 149.

## Window to Window

- C. Variance from Section 1B01.2.C.2.b, BCZR and CMDP, Section V.B.6.c, pursuant to Section 504 BCZR, to allow as little as 25' from window to window in lieu of the required 40' for Lots 6, 7, 13, 14, 27, 28, 33, 34, 39, 40, 45, 46, 52, 53, 58, 59, 65, 66, 71, 72, 83, 84, 89, 90, 94, 95, 100, 101, 106, 107, 112, 113, 126, 127, 141, and 142, if necessary.

## Front Window to Center Line of Street Travel Way

- D. Variance from Section V.B.6.d, (1988) CMDP, pursuant to Section 504 BCZR, to allow as little as 11' from front bay window to street right-of-way in lieu of required 15' setback for Lots 13, 20, 33, 47, 60, 65, 94, 114, 119, 121, 126, 127, 136, 141 and 142, if necessary.

## Window to Street Right-Of-Way

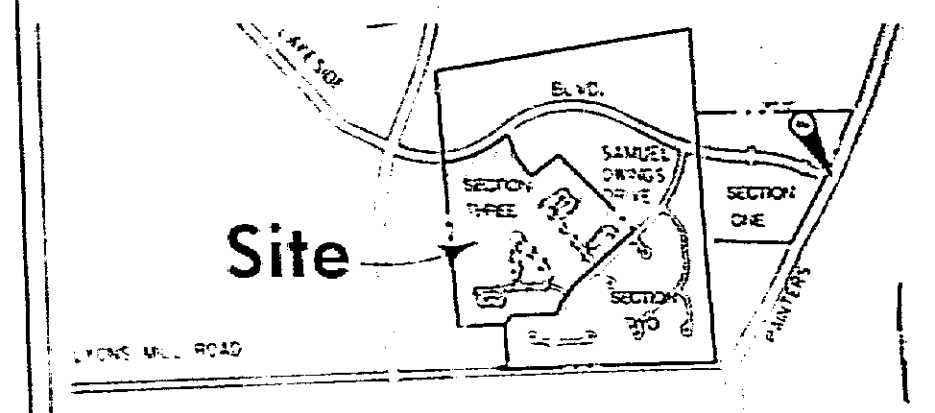
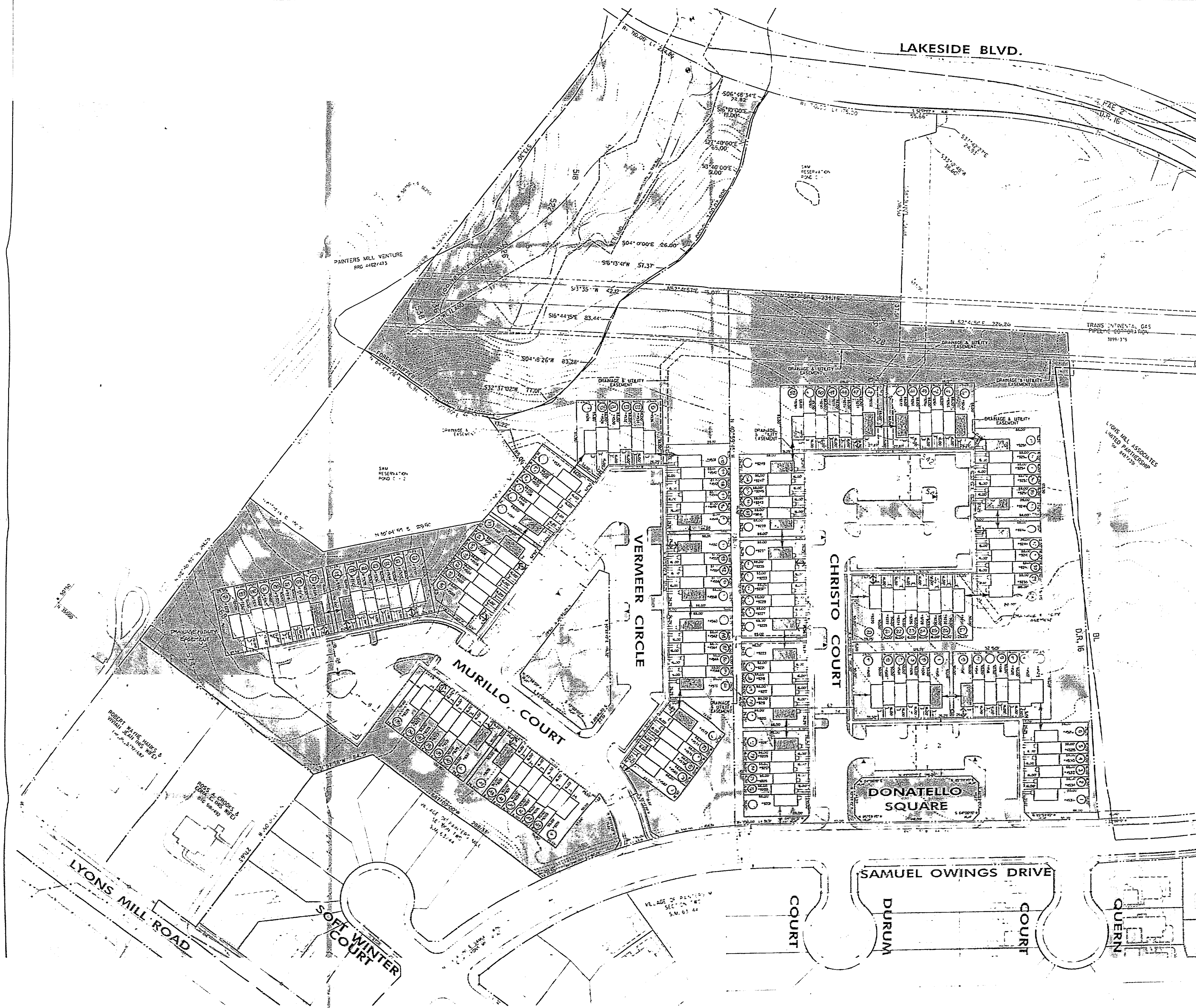
- E. Variance from Section V.B.6.a, CMDP, pursuant to Section 504 BCZR, to allow as little as 19' from side window to street right-of-way in lieu of required 25' setback for Lots 19, 20, 77, 78, 119 and 135, if necessary.

## Building to Building

- F. Variance from Section 1B01.2.C.1 BCZR and CMDP, Section V.B.3, pursuant to Section 504 BCZR, to allow as little as 25' between building to building in lieu of required 30' for heights between 25' and 30' for Lots 13, 14, 33, 34, 39, 40, 45, 46, 52, 53, 58, 59, 65, 66, 71, 72, 83, 84, 89, 90, 94, 95, 112, 113, 126, 127, 141 and 142.

TO:\DOCS\BAW\0022594.01





### LOCATION MAP

#### BENCH MARK

1. 1985 BENCH MARK  
2. 1985 BENCH MARK  
3. 1985 BENCH MARK  
4. 1985 BENCH MARK

#### General Notes

- Owner/Applicant: Lyons Mill Associates Limited Partnership, c/o Korte Development Co., Inc., 8815 Curve Park Drive, Suite 304, Columbia, MD 21045, (410) 740-1010
- Election District: Councilman District 3 Census Tract 4021
- Watershed: 25, Subwatershed 56
- See Data:
  - Section 3 Acreage and Zoning: Gross Area Section 3 = 145.6 acres DR-16, 100' or 100' of Lakeside Blvd. and Samuel Owings Drive, whichever is less. Net Area Section 3 = 141.4 acres DR-16
  - Curvity Summary:
 

Permitted	141.4 Acres ± 16.3	141' D=	DR-16
Proposed	221.0 D=	141' D=	U
  - Parking: (Section 3 only)
 

Required	143	143' D=	249
Proposed	324	324' D=	324
- The Village of Painters Mill is a residential development of 200 lots of this property area and is located on the 100' wide street.
- All on-site lighting will be arranged to cast light on the street and not on adjacent properties.
- There are no streams or open drainage courses on or within 50 feet of the property except as shown.
- The site will be served by public water, sewer, and storm drain system.
- Fire hydrants will be located in accordance with Baltimore County Fire and Design Manual and the Fire Prevention Code.
- On-site drains are not permitted to the street and are not shown for clarity.
- There are no existing structures on this site.
- CRG of Village of Painters Mill #13313 was approved on April 2, 1995.
- A letter by Donald T. Rasmussen dated August 11, 1995 determined the Village of Painters Mill Section 3 to be eligible as a Village under the CRG Plan.
- CRG Number 082154 Dist. 203, PG# 104 Number 11-353.
- First Revised Second Amended CRG Plan approved January 12, 1996.

- Data Sources:  
Field Run Topography  
Aerial Photography  
Design Drawings
- A. BUILDING TO EX. STREET FLOW. D. FRONT WINDOW TO C.L. OF STREET  
B. WINDOW TO SIDE LOT LINE E. WINDOW TO STREET FLOW.  
C. WINDOW TO WINDOW F. BUILDING TO BUILDING

**DMW**  
Dall-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21206  
(410) 296-3333  
Fax 296-4705

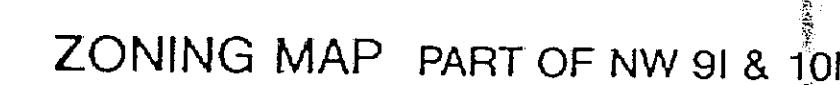
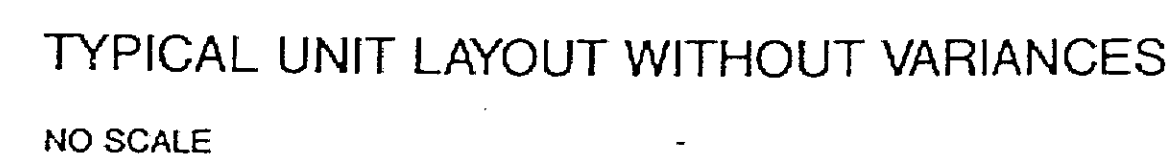
A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

### PLAT TO ACCOMPANY PETITION FOR VARIANCES VILLAGE OF PAINTERS MILL SECTION 3

BALTIMORE COUNTY, MD.	TOWNSHIP COUNCIL DISTRICT	SECONDO ELECTION DISTRICT	
	ISSUE DATES	REVIEW	
		NOV 11 1995	
		NOV 11 1995	
		NOV 11 1995	



between 25 feet and 30 feet

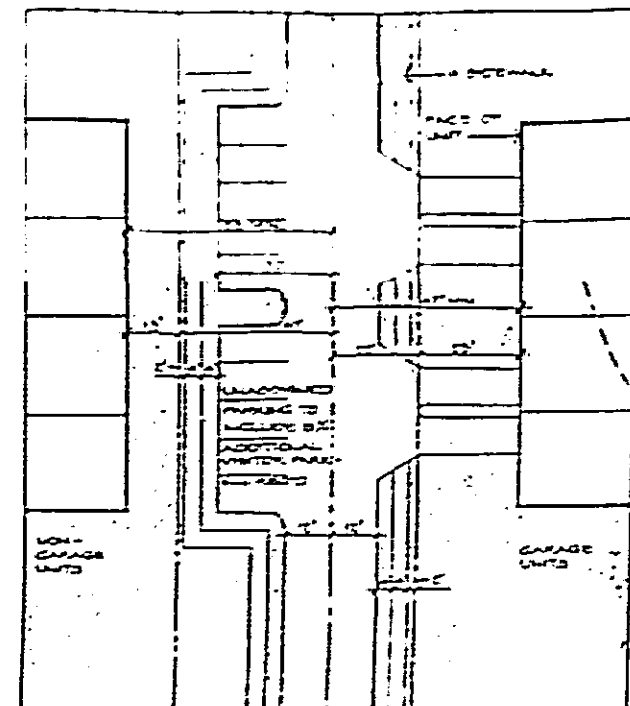


PAINTERS MILL SECTION 3 VARIANCES  
NO SCALE





# TYPICAL STREET DIMENSIONS & FRONT YARD SETBACKS

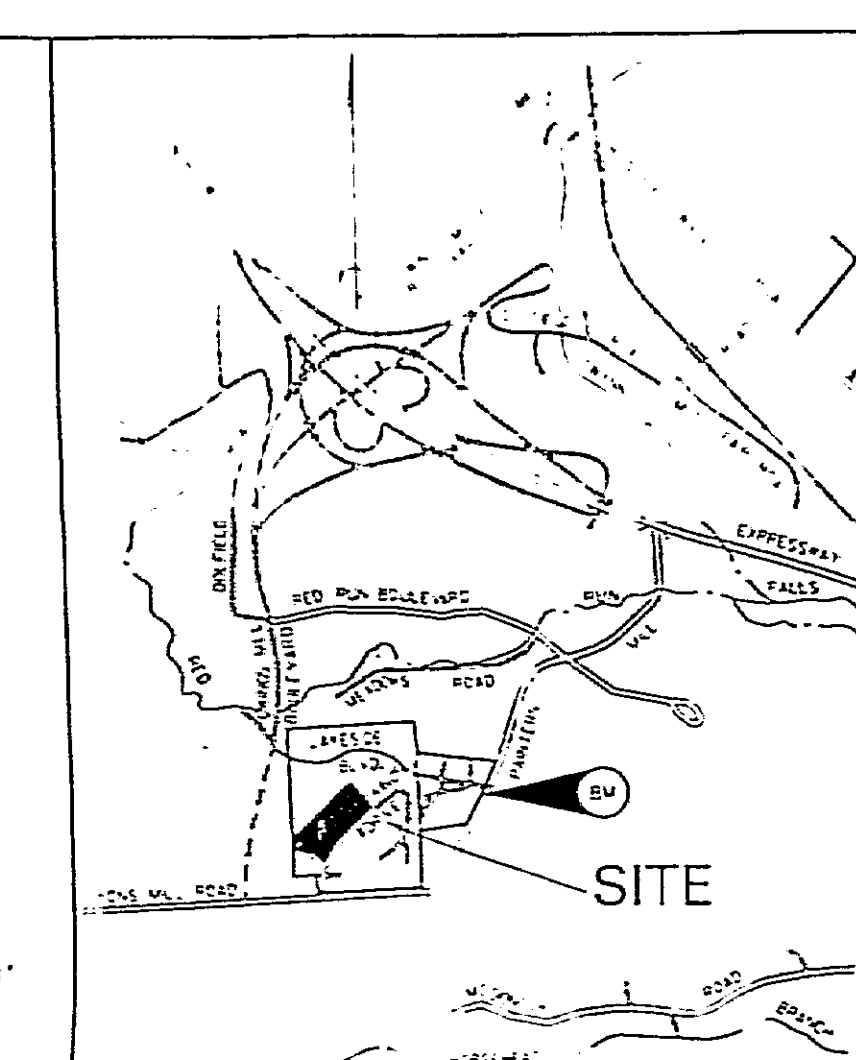
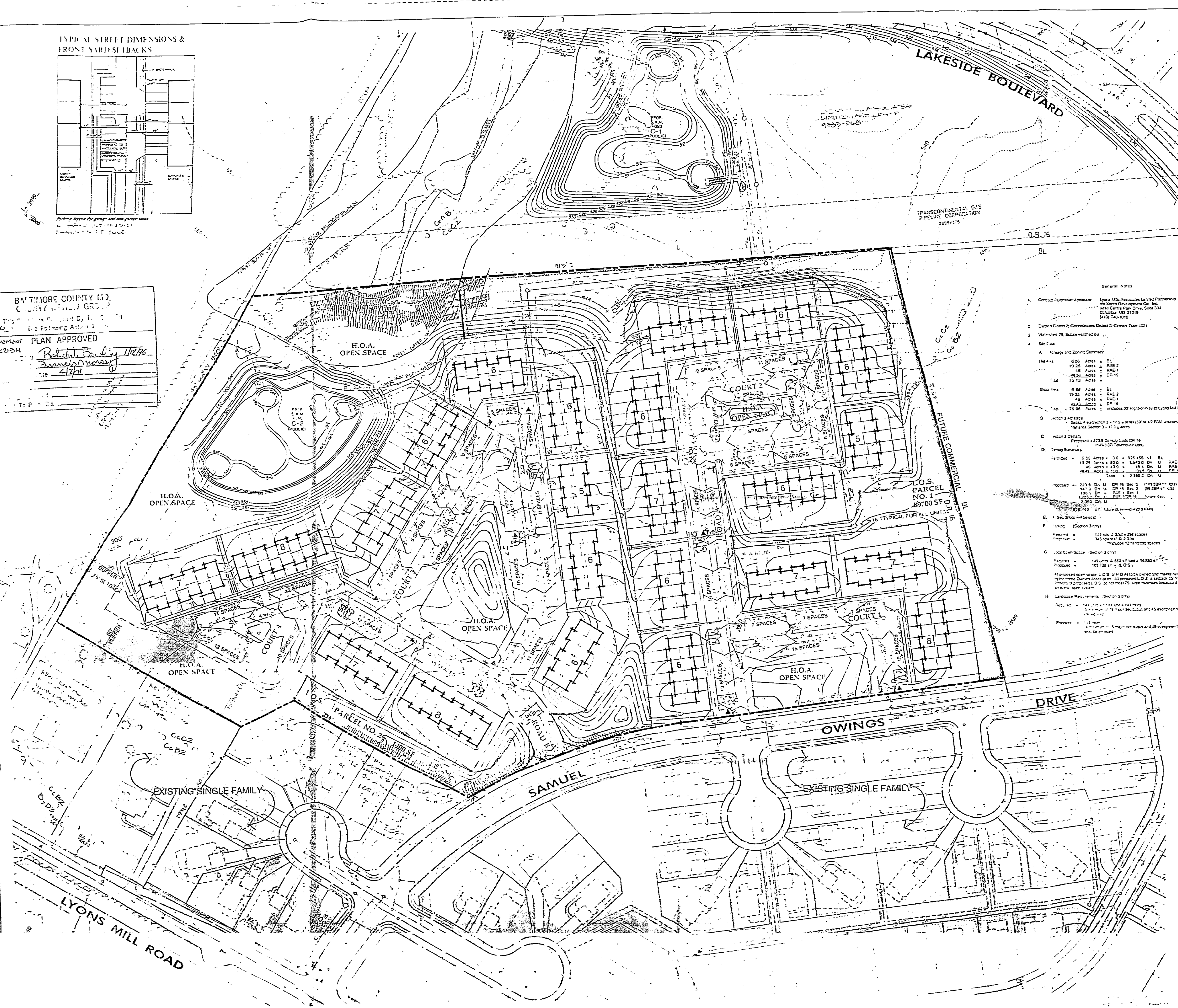


Setback from garage and side yard lines  
to road line = 10' to 15' as shown  
Dimensions in feet

BALTIMORE COUNTY (H.D.)  
CITY OF BALTIMORE  
4/2/80  
Resubmittal PLAN APPROVED  
DEC 02/15/80  
P. 1  
F. 1  
A. 1  
C. 1  
Plan F

By: [Signature]  
Date: 4/2/80

To: P. 1



## LOCATION MAP

- General Notes**
1. Concur with Baltimore County Department of Public Works, Engineering Division, dated 10/1/80.
  2. Elevation Control: Contour Interval 2' at 100'.
  3. Water: Not shown.
  4. Site Plan:
    - A. Acreage and Zoning Summary:
 

Lot #	Area (Acres)	BL	RAE	CP
101-1-1	6.86	BL	RAE 1	CP 15
101-1-2	19.26	BL	RAE 2	CP 15
101-1-3	48.48	BL	RAE 1	CP 15
101-1-4	48.48	BL	RAE 1	CP 15
101-1-5	48.48	BL	RAE 1	CP 15
101-1-6	48.48	BL	RAE 1	CP 15
101-1-7	48.48	BL	RAE 1	CP 15
101-1-8	48.48	BL	RAE 1	CP 15
101-1-9	48.48	BL	RAE 1	CP 15
101-1-10	48.48	BL	RAE 1	CP 15
101-1-11	48.48	BL	RAE 1	CP 15
101-1-12	48.48	BL	RAE 1	CP 15
101-1-13	48.48	BL	RAE 1	CP 15
101-1-14	48.48	BL	RAE 1	CP 15
101-1-15	48.48	BL	RAE 1	CP 15
101-1-16	48.48	BL	RAE 1	CP 15
101-1-17	48.48	BL	RAE 1	CP 15
101-1-18	48.48	BL	RAE 1	CP 15
101-1-19	48.48	BL	RAE 1	CP 15
101-1-20	48.48	BL	RAE 1	CP 15
101-1-21	48.48	BL	RAE 1	CP 15
101-1-22	48.48	BL	RAE 1	CP 15
101-1-23	48.48	BL	RAE 1	CP 15
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101-1-35	48.48	BL	RAE 1	CP 15
101-1-36	48.48	BL	RAE 1	CP 15
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101-1-41	48.48	BL	RAE 1	CP 15
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101-1-43	48.48	BL	RAE 1	CP 15
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101-1-67	48.48	BL	RAE 1	CP 15
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101-1-95	48.48	BL	RAE 1	CP 15
101-1-96	48.48	BL	RAE 1	CP 15
101-1-97	48.48	BL	RAE 1	CP 15
101-1-98	48.48	BL	RAE 1	CP 15
101-1-99	48.48	BL	RAE 1	CP 15
101-1-100	48.48	BL	RAE 1	CP 15
    - B. Section 3 Summary:
 

Section	Area (Acres)	BL	RAE	CP
Section 3	223.5	BL <td>RAE 1</td> <td>CP 15</td>	RAE 1	CP 15
    - C. Section 3 Summary:
 

Section	Area (Acres)	BL	RAE	CP
Section 3	223.5	BL <td>RAE 1</td> <td>CP 15</td>	RAE 1	CP 15
    - D. Section 3 Summary:
 

Section	Area (Acres)	BL	RAE	CP
Section 3	223.5	BL <td>RAE 1</td> <td>CP 15</td>	RAE 1	CP 15
    - E. Section 3 Summary:
 

Section	Area (Acres)	BL	RAE	CP
Section 3	223.5	BL <td>RAE 1</td> <td>CP 15</td>	RAE 1	CP 15
    - F. Section 3 Summary:
 

Section	Area (Acres)	BL	RAE	CP
Section 3	223.5	BL <td>RAE 1</td> <td>CP 15</td>	RAE 1	CP 15
    - G. Section 3 Summary:
 

Section	Area (Acres)	BL	RAE	CP
Section 3	223.5	BL <td>RAE 1</td> <td>CP 15</td>	RAE 1	CP 15
    - H. Section 3 Summary:
 

Section	Area (Acres)	BL	RAE	CP
Section 3	223.5	BL <td>RAE 1</td> <td>CP 15</td>	RAE 1	CP 15

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A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

FIRST REVISED SECOND AMENDED  
CRG PLAN  
VILLAGE OF PAINTERS MILL  
SECTION 3  
ELECTION DISTRICT - 2 CD  
BALTIMORE COUNTY, MARYLAND

ISSUE DATES  
REVISION 10/1/85  
BY [Signature]  
PERMIT [Signature]  
CONSTRUCTION [Signature]  
DATE [Signature]

1 OF 2